

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
MINUTES
MAY 17TH, 2021 6:00 PM

1. Call to Order / Roll Call.
Chairman Meggett called the Meeting to order at 6:11 PM. Commissioners Harris, Frater and Watson were present. The Chairman and the Zoning Official were also present. Commissioner Adams was absent.
2. Approval of the Minutes for the April 11th, 2021 minutes (tree preservation amendments).
Commissioner Frater made a motion, seconded by Commissioner Frater. to approve the minutes as presented. All Commissioners present voted in favor of the motion. The motion was approved.

Approval of the Minutes from the April 19th, 2021 regular monthly meeting. Commissioner Watson made a motion seconded by Commissioner Frater, the approve the minutes as presented. All Commissioners present voted in favor of the motion. The motion was approved.
3. Glen & Sherrie Romero, owners of the property commonly known as 110 Waveland Avenue, Legal Description; Lot 10, Beach Vista Subdivision, is requesting the following:

A) A Conditional Use for an Accessory Structure over 500 square feet as required by Section 601.2(F) and Section 906.3 of the current Zoning Ordinance. The request is for an Accessory Structure of seven-hundred & twenty (720) square feet. The applicant stated that the Accessory Structure is for an RV Cover.

Chairman Meggett read the item and asked the applicant to come forward and present their case. Glen Romero came forward and presented his request. Commissioners asked question of the applicant and held discussion on the item.

Commissioner Frater made a motion, seconded by Commissioner Watson, to recommend approval of the requested Conditional Use with the recommendation that the applicant pay double the permit cost because it was constructed prior to receiving a permit. The Commission also finds that criteria for a Conditional Use have been met as stated in Section 906.3 of the current Zoning Ordinance. Commissioners Harris, Frater and Watson voted in favor of the motion. The motion was approved.
4. Marshall Hoffman, owner of the property commonly known as 102 Old Spanish Trail, Legal Description; Lot 86, Block 66, Bay St. Louis Land & Improvement Subdivision, is requesting the following:

A) A Conditional Use for an Accessory Structure over 500 square feet as required by Section 601.2(F) and Section 906.3 of the current Zoning Ordinance. The request is for an Accessory Structure of fifteen-hundred (1,500) square feet. The applicant stated that the Accessory Structure storage of lawnmower, tools, house hold items & sporting goods.

Chairman Meggett read the item and asked the representative of the applicant to come forward and present the case. Carrie Lawson came forward and presented his request. After questioning the representative, the Commissioner discussed either tabling the item, or holding the item until the Owner and applicant got there. The Commission stated that they would hold the item until the applicant could make it to the meeting. Marshall Hoffman showed up a little later and presented is case.

Commissioners asked question of the applicant and held discussion on the item.

Commissioner Watson made a motion, seconded by Commissioner Frater, to recommended approval of the requested Conditional Use. The Commission also finds that the criteria for a Conditional Use

have been met as stated in Section in Section 906.3 have been met. Commissioners Harris, Frater and Watson voted in favor of the motion. The motion was approved.

5. Jarrod Bourgeois, Lease Holder, with Permission (see letter) from the owner of the property, William Summers commonly known as 9017 & 9027 Hwy 603, Legal Description; PT NW ¼ OF NE ¼, 34-8-14, is requesting the following:

A) A Conditional Use in C-3 Commercial Highway District For Item P “Uses not anticipated in this Ordinance which are otherwise consistent with the goals for and requirement of this zoning district”, as required by Section 610.2 and Section 906.3 of the current Zoning Ordinance. The request is for a safe and supportive learning environment for men to continue their recover from their addictions where potential residents who have completed a drug and addiction program for a minimum of 30 days. (Please see description of policies and procedures included as a document in the complete application.

The Chairman read the item and asked the applicant to come forward and present their request for a Conditional Use. Jarrod Bourgeois came forward and presented his case. He had numerous documents about the facilities, procedures and requirements. Additional he brought 11x17 survey w/ a proposed site plan of the property and discussed each element of the site plan as well as the documents that were included in the packet.

The Commissioners asked numerous questions of the applicant to clarify the documents and proposed plot plan.

Commissioner Watson mad a motion, seconded by Commissioner Frater to recommend approval of the requested Conditional Use and the Commission finds that the criteria for a Conditional Use as stated in Section 906.3 of the current Zoning Ordinance had been met. Commissioners Harris, Frater and Watson voted in favor of the motion. The motion was approved.

6. At their meeting on October 21st, 2020, the Mayor and Board of Alderman sent the proposed new Tree Preservation Resolution developed by Keep Waveland Beautiful amending the current section of the Zoning Ordinance, Section 408.1 of the current Zoning Ordinance (#349) to the Planning and Zoning Commission for review and recommendation. The proposed resolution proposes a number of changes to strengthen the regulations, procedures, requirements and processes involved in making an application for removal of a Protected Tree.

At their meeting on May 11th, 2021 the Chairman and Commissioners provided comments on the latest version which reflects all, or most of all, the changes that had been made during previous meetings. The Chairman and Commissioners spent significant time suggesting comments and changes.

The Chairman and staff have incorporated the changes which are shown in the latest version before the Commission tonight. Following any final discussion tonight, the Commission can make a recommendation to the Mayor and Board of Alderman.

The Commissioners made some additional changes to the proposed new Tree Preservation Requirements to correct inconsistencies in different sections of the Ordinance as well as adding a replacement ratio for Magnolia Trees similar to the replacement ratios for Live Oak Trees.

After discussion, the Commission requested that Jim Meggett work with the Zoning Official to make these final changes and to plan on sending their recommendation to the Mayor and Board of Alderman at their second meeting in June.

7. Any requests to address the Commission. No one came forward.

8. Reports from Chair, Commissioners and Staff. Chairman Meggett reported on the Board of Alderman actions on the P&Z items.
9. Set the date for the next regularly scheduled monthly meeting, June 21st, 2021 at 6PM. The Commissioners by consent approved the date of the next scheduled meeting.
10. Adjourn. The Commissioners by consent moved to adjourn the meeting at 7:51 PM.